

168.0

0005

0008.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
570,200 / 570,200  
570,200 / 570,200  
570,200 / 570,200

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		RHINECLIFF ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	GREEN SUSAN J
Owner 2:	
Owner 3:	

Street 1: 77 RHINECLIFF STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: LONIGRO SUSAN G -

Owner 2: -

Street 1: 77 RHINECLIFF STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1914, having primarily Aluminum Exterior and 961 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							7000.000		126,400		2,800		441,000		570,200							
Total Card							0.161		126,400		2,800		441,000		570,200		Entered Lot Size					
Total Parcel							0.161		126,400		2,800		441,000		570,200		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

Parcel ID: 168.0-0005-0008.0

!13002!

PRINT

Date: 12/11/20

Time: 03:01:01

LAST REV

Date: 10/15/18

Time: 09:53:33

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	126,400	2800	7,000.	441,000	570,200	570,200	Year End Roll	12/18/2019
2019	101	FV	129,600	2800	7,000.	441,000	573,400	573,400	Year End Roll	1/3/2019
2018	101	FV	129,200	2800	7,000.	371,700	503,700	503,700	Year End Roll	12/20/2017
2017	101	FV	129,200	2800	7,000.	340,200	472,200	472,200	Year End Roll	1/3/2017
2016	101	FV	129,200	2800	7,000.	289,800	421,800	421,800	Year End	1/4/2016
2015	101	FV	113,100	2800	7,000.	252,000	367,900	367,900	Year End Roll	12/11/2014
2014	101	FV	113,100	2800	7,000.	233,100	349,000	349,000	Year End Roll	12/16/2013
2013	101	FV	113,100	2800	7,000.	221,800	337,700	337,700		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LONIGRO SUSAN G	42810-4		5/17/2004	Family	99	No	No		
CRONENWETH SCOT	29517-262		12/14/1998		224,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
7/29/1993	360	Manual	500					REPAIR SILL DAMAGE	7/27/2018	MEAS&NOTICE	HS	Hanne S											
									3/11/2009	Inspected	372	PATRIOT											
									2/19/2009	Measured	372	PATRIOT											
									1/15/2000	Inspected	197	PATRIOT											
									12/7/1999	Measured	264	PATRIOT											
									7/14/1993		KT												

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 2 - Bungalow				Full Bath: 1	Rating: Average			A Bath:	Rating:										
Sty Ht: 1 - 1 Story				3/4 Bath:	Rating:														
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:														
Foundation: 3 - BrickorStone				1/2 Bath:	Rating:														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 3 - Aluminum				OthrFix:	Rating:														
Sec Wall: 19 - Texture 111	10 %			<b>OTHER FEATURES</b>															
Roof Struct: 1 - Gable				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1											
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
Color: GREEN				Fpl:	Rating:			Other											
View / Desir:				WSFlue:	Rating:			Upper											
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				Lvl 2											
Grade: C- - Average. (-)				Location:				Lvl 1											
Year Blt: 1914	Eff Yr Blt:			Total Units:				Lower											
Alt LUC:		Alt %:		Floor:															
Jurisdct:		Fact:	.	% Own:															
Const Mod:				Name:															
Lump Sum Adj:				<b>DEPRECIATION</b>															
<b>INTERIOR INFORMATION</b>				Phys Cond: AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL								
Avg Ht/FL: STD				Functional:			Interior:	1	5	2									
Prim Int Wall: 2 - Plaster				Economic:			Additions:												
Sec Int Wall:		%		Special:			Kitchen:												
Partition: T - Typical				Override:			Baths:												
Prim Floors: 2 - Softwood				Total:	31	%	Plumbing:												
Sec Floors:		%		<b>CALC SUMMARY</b>				Electric:											
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ:	90.00		Heating:												
Subfloor:				Size Adj.: 1.35000002			General:												
Bsmnt Gar:				Const Adj.: 0.98802000			Totals	1	5	2									
Electric: 3 - Typical				Adj \$ / SQ: 120.044															
Insulation: 2 - Typical				Other Features: 55000															
Int vs Ext: S				Grade Factor: 0.90															
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000															
Heat Type: 3 - Forced H/W				NBHD Mod:															
# Heat Sys: 1				LUC Factor: 1.00															
% Heated: 100		% AC:		Adj Total: 183191															
Solar HW: NO		Central Vac: NO		Depreciation: 56789															
% Com Wall		% Sprinkled:		Depreciated Total: 126402															
<b>MOBILE HOME</b>				WtAv\$/SQ:			Juris. Factor:		AvRate:		Ind.Val								
Make:																			
Model:																			
Serial #:																			
Year:																			
Color:																			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 168.0-0005-0008.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		<b>AssessPro Patriot Properties, Inc</b>
3	Garage	D	Y	1	10X20	A	FR	1914	27.50	T	50	101			2,800		2,800		
More: N				Total Yard Items:				2,800	Total Special Features:							Total:	2,800		